

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		PARK AVE EXT, ARLINGTON

OWNERSHIP

Owner 1:	LESLIE DAVID/ TRUSTEE		
Owner 2:	HELES IRREVOCABLE TRUST		
Owner 3:			
Street 1:	47 PARK AVE EXT		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	PREVITE SANDRA M -		
Owner 2:	-		
Street 1:	96 PAUL REVERE ROAD		
Twn/City:	CONCORD		
St/Prov:	MA	Cntry	
Postal:	01742		

NARRATIVE DESCRIPTION

This parcel contains .219 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1930, having primarily Brick Veneer Exterior and 3039 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.21928	Total SF/SM:	9552	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total:	494,593	Spl Credit	Total:	494,600
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

Total Card /

Total Parcel

USE VALUE:

1,231,300 /

1,231,

ASSESSED:

1,231,300 /

1,231,

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
105	9552.000	736,700		494,600	1,231,300		52301
							GIS Ref
							GIS Ref
Total Card	0.219	736,700		494,600	1,231,300	Entered Lot Size	GIS Ref
Total Parcel	0.219	736,700		494,600	1,231,300	Total Land:	Insp Date
Source: Market Adj Cost	Total Value per SQ unit /Card:		405.13	/Parcel:	405.13	Land Unit Type:	08/12/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	105	FV	736,700	0	9,552.	494,600	1,231,300		Year end	12/23/2021	PRINT		
2021	105	FV	705,100	0	9,552.	494,600	1,199,700		Year End Roll	12/10/2020		Date	Time
2020	105	FV	704,800	0	9,552.	494,600	1,199,400	1,199,400	Year End Roll	12/18/2019		12/30/21	04:31:0
2019	105	FV	527,300	0	9,552.	487,500	1,014,800	1,014,800	Year End Roll	1/3/2019	LAST REV		
2018	105	FV	527,300	0	9,552.	374,500	901,800	901,800	Year End Roll	12/20/2017		Date	Time
2017	105	FV	496,700	0	9,552.	353,300	850,000	850,000	Year End Roll	1/3/2017			
2016	105	FV	496,700	0	9,552.	325,000	821,700	821,700	Year End	1/4/2016	09/16/21	16:58:0	
2015	105	FV	446,400	0	9,552.	303,800	750,200	750,200	Year End Roll	12/11/2014	journe		

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

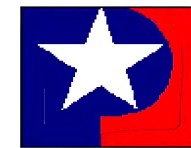
[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2021	SQ Mailed	JO	Jenny O
8/13/2018	MEAS&NOTICE	CC	Chris C
3/6/2009	Measured	372	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: _____

VERIFICATION OF VISIT NOT DATA ____/____/____



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	52301
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
3	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

3y	Na
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EXTERIOR INFORMATION

Type:	13	- Multi-Garden
Sty Ht:	2A	- 2 Sty +Attic
(Liv) Units:	3	Total: 3
Foundation:	3	- BrickorStone
Frame:	1	- Wood
Prime Wall:	8	- Brick Veneer
Sec Wall:	6	- Stucco 5 %
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	BRICK	
View / Desir:		

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1930	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Corn Wal		% Sprinkled	

MOBILE HOME

SPEC FEATURES/YARD ITEMS

SELECTED WORKS, HAND PAINTED														FINISHED				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value